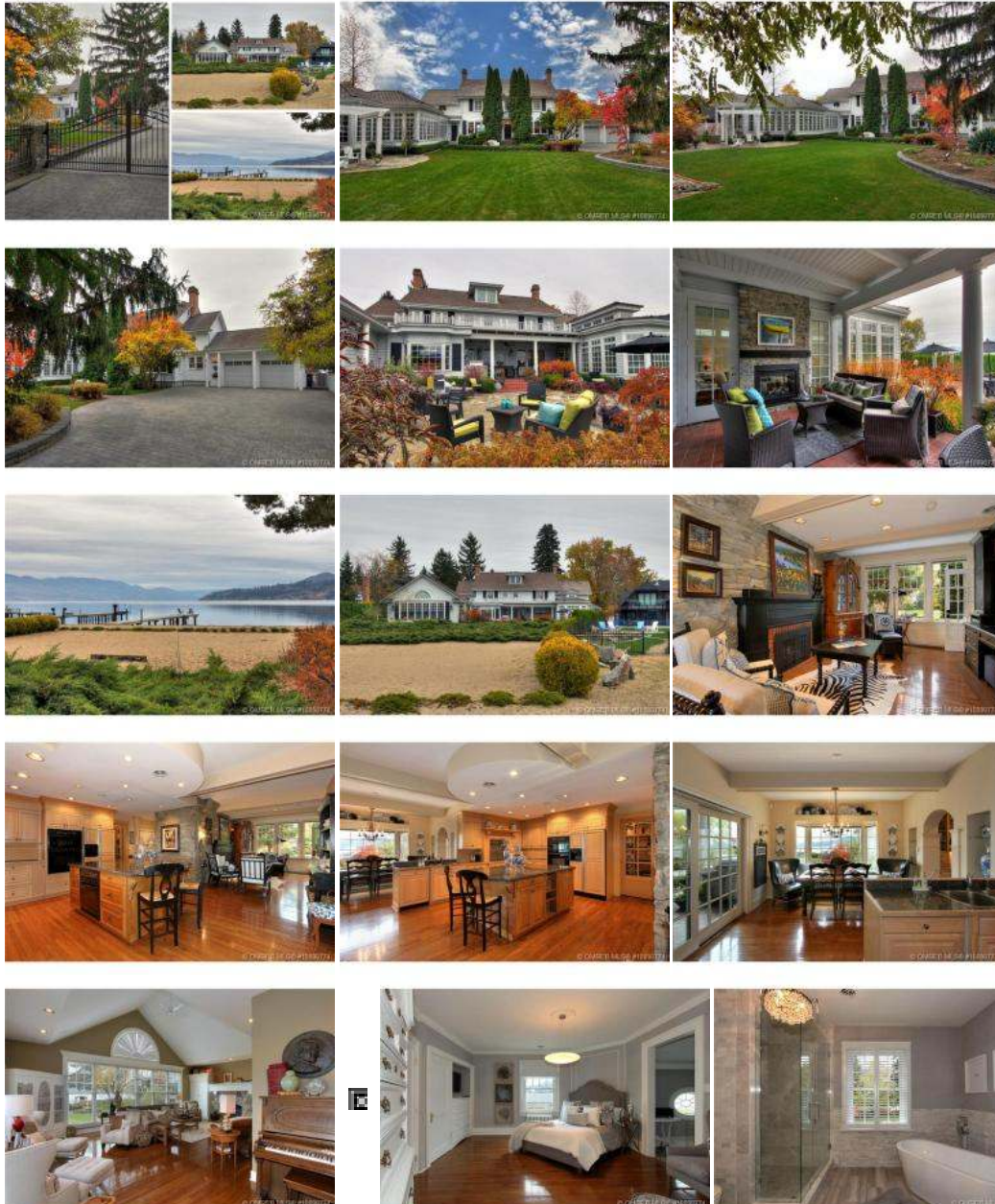


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1998 Abbott Street , Kelowna, British Columbia V1Y1C3

\$4,495,000

Listing ID: 10090774

8 6

Property Type	Building Type	Storeys
Single Family	House	2.5
Title	Land Size	Built in
Freehold	0.88 aclunder 1 acre	1922
Parking Type		
Attached garage (2)		

Show measurements in Imperial

Description

Lakeshore in the heart of Kelowna, level 0.89 acre site of park-like mature landscape complete with sandy beachfront and dock. Character and charm exudes through out this Georgian revival styled home. The interior of the home has wide openings that align to each room creating an easy flow between areas. Glass windows and doors are abundant thru out and allow for a bright interior. Extensive and stylish renovations were completed with careful attention to the history of the home while providing modern day luxuries. 8 full bedrooms, 6 bathrooms and over 7600 square feet. In 2007 a deluxe wing was created that features a self contained 2 bedroom guest suite that includes a full kitchen, living and laundry room. Quality natural materials include granite, polished marble, hardwood and stone accents. These materials in combination with the traditional styling make this home warm and inviting. Rear yard features generous flagstone patio to relax and enjoy the beauty of the Okanagan. Secure gated entry, meandering stone driveway, double garage with lots of additional room for exterior parking. A lakeshore paradise awaits you!

Details

Access	Amenities Nearby	Appliances Included
Easy access	Shopping, Schools, Park, Public Transit	Dryer - Electric, Refrigerator, Washer, Range - Electric, Dishwasher, Microwave, Hot Tub
Community Features	Features	Parking Type
Quiet Area	Central location, Park setting, Visual exposure, Flat site, Level	Attached garage (2)
Structures	Total Parking Spaces	View
Wharf	12	Lake view, View, Valley view
Waterfront		
Waterfront on lake		

Building

Basement Type Crawl space (Unknown)	Bathrooms (Partial) 1	Bathrooms (Total) 6
Cooling Central air conditioning	Exterior Finish Wood siding	Fire Protection Security system
Fireplace Fuel Electric,Gas,Wood	Fireplace Type Conventional,Conventional,Conventional	Floor Space 7689 sqft
Flooring Ceramic Tile, Hardwood	Heating Fuel Natural gas	Heating Type Baseboard heaters
Roof Style Conventional	Roofing Material Tile	Utility Sewer Municipal sewage system
Water Municipal water		

Rooms

Level	Type	Dimensions
Second level	Master bedroom	18 ft x 13 ft
	Bedroom	13 ft x 12 ft
	Bedroom	13 ft x 13 ft
	Full bathroom	10 ft x 7 ft
	Full ensuite bathroom	13 ft x 18 ft
	Den	12 ft x 9 ft
Third level	Bedroom	11 ft x 13 ft
	Bedroom	10 ft x 12 ft
Main level	Family room	28 ft x 25 ft
	Kitchen	16 ft x 7 ft
	Dining nook	11 ft x 13 ft
	Dining room	16 ft x 13 ft
	Living room	28 ft x 16 ft
	Other	15 ft x 12 ft
	Pantry	15 ft x 6 ft
	Other	16 ft x 18 ft
	2pc Bathroom	7 ft x 8 ft
	Bedroom	18 ft x 13 ft
	Full bathroom	19 ft x 6 ft
	Other	14 ft x 12 ft
	Full bathroom	13 ft x 9 ft
	Bedroom	12 ft x 12 ft
	Master bedroom	18 ft x 15 ft
	Full ensuite bathroom	18 ft x 8 ft

Land

Landscape Features Landscaped, Fully landscaped

Walk Score®

Walk Score®:
Somewhat Walkable

68



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Data provided by : [Okanagan-Mainline Real Estate Board](#)

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